SPECIFIC PLAN AMENDMENT

for

Warner Springs Estates LLC

SPA 06-001 ER 8104006A

Prepared by The McKinley Associates, Inc.

for the A. Cal Rossie Company, Ltd.

and submitted to the County of San Diego

Department of Planning

San Diego, California

May 1983

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Warner Springs Specific Plan Certificate of Adoption

06-001 (Warner Springs Ranch) and that it was Commission on the day of	
Date	Chairperson
	Secretary
Certificate	of Adoption
	text, maps, and appendices, is Specific Plan SP approved by the San Diego County Board of
Date	Chairperson
	Thomas Pastuszka
	Clerk of the Board

The Warner Springs Ranch Specific Plan proposes improvement and rehabilitation of an existing resort community. The Plan provides for the renovation of an historical site and development of an additional 154 new hotel units. Thirty-five lots averaging 4 acres each will also be created for rural homesites. A future development area is set aside to allow for future planning prior to development of other areas.

Warner Springs resort focuses around recreational and cultural facilities for swimming, horseback riding, tennis and golf. A spa, associated with the famous hot springs at Warner Springs, will be included in the design and staffed to include adult exercise activities. A children's camp will provide supervised activities for children and a cultural museum will provide a record of the colorful history of Warner Springs Ranch and its rich archeological resources.

The Specific Plan area includes 452 acres; a portion of a total 2,885 acre parcel located in northeastern San Diego County and owned by the Warner Springs Ranch, a California Limited Partnership, A. Cal Rossi Co., Ltd., general partner. The Specific Plan area involves three proposed parcels: a 79 acre parcel planned for resort and commercial development, 133 acres proposed for rural lots, and a 240-acre parcel proposed as a cultural preserve. The remaining 2,433 acres of Warner Springs Ranch are placed in a future planning area, designated for future study and development.

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I

INTRODUCTION

I. INTRODUCTION

Warner Springs Ranch is a 2,885-acre site consisting of a hotel and residential resort project proposed-built by the A. Cal Rossi Company for a 2885 acre site in the Valle Del San Jose. The site is shown on the vicinity map included on Figure 1, "Specific Plan Diagram," page 15 as well as in large format included in the back of this volume, and may also be found on the Thomas Brothers 2004 map book, page 401 409, coordinates 4D and E K7.

This report proposes an amendment to the original Specific Plan for a 452 acre portion of the Warner Springs Ranch property which will determine site locations for new hotel recreational uses and recreational uses and 35 homesites. to modify the number of units to be developed in the rural-residential lots in the southeast portion of the property from 35 to 28. The original Specific Plan proposes provided for the rehabilitation and improvement of an existing resort, allowing for renovation of an historical site, and development of 154 new hotel units. The resort will focus is planned around recreational and cultural facilities for swimming, horseback riding, tennis and golf. Thirty-five-Twenty-eight rural lots, averaging one dwelling unit per four acres, will be located southeast of the resort area. Future development areas, to be studied and planned at a future date, are also generally outlined in this report.

A. PROJECT BACKGROUND

The following table summarizes past actions that affect the current Specific Plan Amendment for Warner Springs Ranch:

Historical Actions - Warner Springs Ranch				
Action Number	Description	Environmental Document	Date Approved	
GPA 81-02	General Plan Amendment for Warner Springs Ranch - to establish the Warner Springs Ranch Specific Plan Area	EIR dated June 1981	November 5, 1981	
SP 83-04	Specific Plan for Warner Springs Ranch - to implement the first phase of the Warner Springs Ranch development	Mitigated Negative Declaration dated April 21, 1983	July 20, 1983	
SPA 84-03	Specific Plan Amendment for Warner Springs Ranch - to modify requirements concerning SR 79 alignment and archaeological impact mitigation, and provided modifications to the Warner Springs Resort plan	Negative Declaration dated June 21, 1984	October 17, 1984	

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On June 1, 1980, a General Plan Amendment request was submitted regarding Warner Springs Ranch (GPA 81-02 sub-item 12, Warner Springs Ranch, R81-073). The amendment request proposed changes in the Regional Growth Management Land Use Element and the North Mountain Subregional Plan from General Commercial (13), Residential (1), Multiple Rural Use (18) and National Forest (23) to Specific Plan Area (SPA) (21), with a density of 0.256, allowing approximately one residential unit per four (4) acres. The proposal also expanded the Country Town Boundary of Warner Springs Ranch from 180 acres to 578 acres, including a ten-acre commercial site. The amendment did not provide for an increase in the yield of residential land use of designations, but rather provided flexibility for the placement of 720 residential and 150 new transient units within a master planned resort/recreational community with an estimated population of 3,000 individuals at peak use periods.

An Environmental Review Board hearing was held on August 6, 1981, to consider the Environmental Impact Report prepared for the General Plan Amendment. At the hearing the EIR was certified for General Plan Amendment Review. The Environmental Review Board found no unmitigable environmental impacts.

On September 24, 1981, the San Diego County Planning Commission held a public hearing to review the General Plan Amendment request. The Planning Commission made a formal recommendation of approval for the expansion of the Country Town Boundary, designation of a Specific Planning Area, and a rezone of the property to S-88. This recommendation was approved by the San Diego County Board of Supervisors on November 5, 1981 and was issued the action number GPA 81-02.

This Specific Plan proposal will implemente the first phase of development at Warner Springs Ranch, and conforms with the County of San Diego General Plan for the Warner Springs Ranch area, as amended by the Board of Supervisors on December 9, 1981.

SP 83-04 implemented the first phase of development at Warner Springs Ranch, and conformed with the County of San Diego General Plan for the Warner Springs Ranch area, as amended by the Board of Supervisors on December 9, 1981.

SPA 84-03 was approved by the Board of Supervisors on October 17, 1984, to modify certain requirements of the Board's Resolution of July 20, 1983. These dealt with the State Route 79 (SR 79) alignment requirements, and a more detailed mitigation program for archaeology. SPA 84-03 also modified the Resort's schematic plan by including new features as well as other changes that had been added. A copy of the Staff Report describing these modifications in detail is included as Appendix E, "Staff Report, SPA 84-03," and the listing of modified features is Appendix F, "List of Items Added to or Modified on the Plan per SPA 84-03."

The current Specific Plan Amendment will allow for the development of the rural residential lots planned in the previous approval by modifying the Specific Plan in three ways: 1) the number of lots will be decreased from 35 to 28, 2) the provision to restrict water supply to wells located at elevations below 3,200 feet will be removed and the lots will be allowed to use single family residential wells on each lot, and 3) open space will be provided to mitigate impacts to biological resources, on and off site.

B. SPECIFIC PLAN REQUIREMENTS

The purpose of a Specific Plan, as defined by the California Government Code (Title 7, Art. 8, Sec. 65450 etc. seq.), is for the systematic execution of the General Plan. Section 65450.1 of the Code states that, "the Legislative body of a planning agency may designate areas within a city or county for which the development of a Specific Plan will be necessary or convenient to the implementation of the General Plan."

At the time of the original Specific Plan, Board Policy I-59 (I-59) was in effect. Board Policy I-59, This policy was adopted by the Board of Supervisors in accordance with the Government Code, to provides for use of Specific Plans at the local level in the review and regulation of large scale projects. In the case of residential development, Board Policy I-59 requireds the preparation of a Specific Plan when a proposed development encompasseds more than 100 acres and requires a rezone, use permit, or other action for project implementation. The policy requireds the Specific Plan to outline, define and discuss the plans and the conditions and legislative actions necessary to execute the project. This policy is no longer in effect.

Warner Springs is a large scale project as defined by Board Policy I-59. This Specific Plan has been prepared for a 452 acre portion of the 2,885 acre site in accordance with the Board Policy. This first and limited Specific Plan will allow development of the resort area and estate lots to move forward.

The first phase of the original Warner Springs Ranch project was a large scale project as defined by Board Policy I-59. The Specific Plan was prepared for a 452 acre portion of the 2,885 acre site in accordance with the Board Policy. The first and limited Specific Plan allowed for the development of the resort area and estate lots.

The current action is an implementation of the previously-adopted SP 83-04, Plan Area 3. Changes to the original plans are limited to reducing the original number of units from 35 to 28, allowing the use of individual wells on each lot, as well as providing onsite and offsite mitigation for biological impacts.

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C. DEVELOPMENT OF THE WARNER SPRINGS RANCH SPECIFIC PLAN

The first step in preparation of planning for phase one of Warner Springs Ranch was the development of a constraints analysis. This analysis involved multi-disciplinary research of the resources and limitations of the Warner Springs property.

The constraint analysis, which was compiled by independent consultants, examined the natural and cultural resources on the property and evaluated engineering and legal constraints for development. A natural resources review included biological and general habitat evaluation. Cultural resources of the Ranch were surveyed, including studies of historic, prehistoric and native American cultures. The issue of groundwater legal rights was researched, an examination of local policies and ordinances pertinent to the project was made and engineers examined drainage, major topographical features, and the geologic stability of the area.

A slope analysis and groundwater study were combined with the constraint analysis to determine the most appropriate areas for development at Warner Springs Ranch. The resort Specific Planning area and rural lot locations reflect this planning, as do the future planning areas which will cluster future development in the least sensitive land area, leaving 2,226 acres of open space.

II

PROJECT SETTING

II. PROJECT SETTING

The proposed Specific Plan area is located at Warner Springs Ranch on a portion of the 2,885 acre parcel located 61 miles north of the City of San Diego in northern San Diego County. The Warner Springs Ranch property occupies the northeastern extreme of the Valle Del San Jose, a broad valley containing Lake Henshaw at its southwestern extreme (6 miles to the west of the Ranch). The subject property is characterized by gently rolling grassland, woodland drainages and shrub-covered slopes. Highway 79 traverses the site in a northerly direction into Riverside County 15 miles to the north. The native character of the property has been disturbed to a large extent through the establishment of the resort, golf course, an old survival training camp and continuous livestock grazing.

A. WARNER SPRINGS HISTORY

The subject property was originally a portion of the Cupeno Indians tribal territory. Due to the presence of hot sulphur springs on the property, Indians and non-Indians alike coveted the possession of the surrounding land. First discovered by the Spanish missionary Fra Mariner in 1795, the Valle del San Jose and Warner Springs Ranch became a significant location in the history of both California and the United States.

Jonathan Turnbul Warner established a ranch and trading post just south of the Springs area in 1834. This ranch served as a principal stop for travelers, including General Kearny's army on his way to liberate San Diego from Mexico, and over 200,000 other travelers destined for California throughout the 1800s. The Warner Springs Ranch was first officially established as a resort in the late 1800s. Modernization was completed in 1911 under the direction of William G. Henshaw, the owner, and a golf course was added in 1966. After two subsequent changes in ownership, the property was purchased by the current owner, Warner Springs Ranch, in 1980.

B. CURRENT SITE AND SURROUNDING LAND USES

Current land uses on the Ranch property include recreation/resort, commercial, residential, range and vacant land. The recreation/resort facilities consist of a golf course, swimming pools, lodge, equestrian center, rental cottages and employee housing in operation since 1984. All these facilities are lacking improvements and are currently closed to the public for general cleanup and renovation. The general store (Trading Post) and gas station, which are also closed, and post office comprise the commercial use of the property. The Trading Post was originally intended to be a general store, but is now used as a registration and administrative office. The gas station has been reopened, and now includes a mini-mart. A fire station has also been built. Twelve single family residences and a 25,000 gpd sewage treatment plant also exist adjacent to the golf course. In addition to these uses, a small historic chapel and cemetery (with the recent addition of restrooms) are located in the northern portion and a

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private air strip lies in the northwestern corner of the site. All the previously discussed land uses occupy approximately 250 acres of the 2,885 acre site and are shown on the Specific Plan Diagram (see Figure 1). Livestock grazing occurs over approximately 1200-470 acres and the remainder of the site is vacant, relatively undisturbed land. A small lake (Chimney Lake) lies along the western boundary and provides a water source for livestock. State Route 79 crosses the property in a northerly direction providing access to the resort, commercial and residential uses.

Land adjacent to the Warner Springs property is primarily pasture and vacant with the exception of Los Tules, a small residential subdivision of 123 lots and approximately 60 100 homes. The existing lots range in size from one acre to in excess of ten acres. The community is unsupported by commercial uses other than those offered at Warner Springs. Adjacent land to the southeast lies within the Los Coyotes Indian Reservation where approximately 66 Native Americans reside. Los Coyotes Campground, located five miles to the southeast is operated by the Reservation and open to the public, is no longer operational. The Cleveland National Forest to the northeast also contains campgrounds, riding and hiking trails and large acreages of undisturbed land. The Vista Irrigation District owns and operates water well fields on land to the north, south and west. Lake Henshaw lies approximately six miles west of the Warner Springs Ranch. U.S. Navy survival training operations are located approximately five miles northwest. With the exception of small pockets of privately owned property, land within a six mile radius around Warner Springs is owned by Federal, State or local agencies.

C. ZONING

The entire project property has been zoned S-88 as part of the original SP 83-04, a zone developed for application to specific plan areas, and designated as a Specific Plan Area. In order to implement SPA 84-03the proposed project, a rezone of parcels within the Specific Plan Area were will be required. The current SPA 06-001 proposes to retain the existing zoning for the rural lot development. Section 5 6 of this report provides a summary of proposed rezones and other permits that were necessary for implementation.

D. COMPATIBILITY WITH THE COMMUNITY

Implementation of the Warner Springs Ranch Specific Plan Amendment will result in further development of the area. As noted earlier, phase one of the project has been was designed to be sensitive to environmental constraints, conserve substantial open space and recognize the historical significance of this site. This, along with additional recreational facilities to be provided, will that have been provided, help to minimize any negative impact on the surrounding land and community. (A thorough discussion of possible impacts is included in the Environmental Impact Report for Warner Springs Ranch, Volume I).

Warner Springs Ranch has been experiencing a period of rapid decay. Renovation and reopening of the resort will represent a reversal of this trend and improve the aesthetic quality of the area. Rehabilitation of its existing facilities and the new activity generated by reopening the resort will assure preservation of this important historical site.

Prior to the implementation of the original Specific Plan, Warner Springs Ranch had been experiencing a period of rapid decline. Renovation and reopening of the resort effectively reversed this trend and will improve the aesthetic quality of the area. Rehabilitation of its existing facilities and the activity generated by reopening the resort has ensured the preservation of this important historical site.

Although the resort operates as a private facility, the Trading Post and gas station and fire station will be open are available to the general public, providing much-needed services to this rural community. Employment opportunities will also become are available to local residents. The hotel, restaurant, children's camp and recreational facilities have generated jobs in maintenance, grounds keeping, food service and recreational instruction. The area will has also benefitted from increased revenues to the County of San Diego in the form of increased property taxes, new sales tax and additional transient occupancy tax revenues.

In total, the result of the project as proposed by this original Specific Plan project will be has been beneficial to the surrounding areas and has created a major asset for the community. The addition of 28 homes under the current Specific Plan Amendment serves to fulfill the vision of the original plan.

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PROJECT DESCRIPTION

III. PROJECT DESCRIPTION

A. SUMMARY OF USES

Phase one of the Warner Springs Ranch Specific Plan proposes has provided for the rehabilitation and improvement of an existing resort community. Development will has emphasized recreational activities and enjoyment of the significant resources present at this historical site. The plan includes three parcels totalling 452 acres as shown on Figure 1. The following is a detailed description of land uses for each of these parcels from the original Specific Plan for each planning area that has either been put into effect or are still pending. This Specific Plan Amendment's proposed development can be found in A.2, "Rural Lots," below. In addition to these specific uses as proposed by this Plan, A number of areas are designated for future planning and are also generally described in this report.

1. Village Center

The focal point of the resort is its existing village center. Located just east of Highway 79, the village center covers approximately 79 acres and currently includes 250 guest cottages, a lodge, restaurant, lounge, conference facilities, and two pools fed by the natural hot springs. Figure 2, "Resort Schematic Plan," depicts the schematic plans for the resort area.

a. Resort Lodging

The 96 rental cottages, currently undergoing renovation, will continue to provide guest accommodations. 154 new guest cottages will be constructed to provide additional guest accommodations bringing the total number of visitor units to 250. These cottages are being designed to reflect the architecture and spirit of the existing lodge and guest cottages.

Ninety-six guest cottages existed as part of the original resort prior to SP 83-04. The amendment SPA 84-03 provided for the construction of 154 additional cottages, bringing the total to 250 rental guest cottages for the Warner Springs resort. The 250 rental cottages will continue to provide guest accommodations.

A special children's camp provides sleeping accommodations and supervised activities for younger guests and is located northwest and adjacent to the cottage area on the original employee housing site. Buildings once used as employee dormitories have been renovated as children's bunk houses and two adobe units in this area are used for arts and crafts and nature study. Three new Kiddie Korrals (child care facilities) were also built. Ten of the original employee residential units continue to be

used to house seasonal resort employees. An additional ten unit employee housing structure was also built in the same area.

Resort Facilities

The Lodge, consisting of a restaurant, lounge and meeting rooms, will be has been expanded to provide additional conference facilities, restaurant facilities and an ice house. A storage house, located behind the lodge, has been renovated for use as a teen-center.

The two Three hot-spring fed pools will be have been reconstructed to allow for the addition of a freshwater pool, as well as new mineral pools. Renovation of this area has also included rehabilitation of adjacent pool structures (showers and conference rooms) for use as a health spa. Five Four new tennis courts will be are located adjacent to the spa and five courts will be scattered among the new guest cottages. Eight new courts are located near the golf club house. A fitness center was added to the pool buildings.

The original equestrian riding-ring located adjacent to the children's camp will be was refurbished and new barns will have replaced the existing but structurally unsound barn structure. The new barns will be are located northeast of the existing barn, adjacent to the riding-ring, and will eventually house up to 50 horses. The old farmhouse, located next to the existing barn, will be has been renovated as administrative offices for the children's camp and equestrian center. A dressage ring is planned adjacent to the existing riding ring.

b. Commercial

A ten acre site within the 79 acre resort parcel was designated for commercial development in the Warner Springs Ranch 1981 GPA. Due to the isolated location of the Ranch, a primary goal of this commercial center will be has been to provide resort-commercial services to the project residences and the surrounding community. The existing Trading Post, located on Highway 79, will be gas station has been reopened to the public, along with a fire station. A new golf clubhouse will be is now located in the commercial area and will-includes a golf pro-shop and, a tennis store, and a restaurant, all with additional parking.

2. Rural Lots

In the southeastern portion of the ranch, 133 149.79 acres surrounded by natural open space is was designated for 35 lots (approximately one unit per four acres) in the original

Specific Plan (LSP 83-01). These 149.79 acres are the subject of this Specific Plan Amendment, although the number of lots has been reduced from 35 to 28 and will be served by onsite wells. This community will be physically separated from the resort development and will create a rural residential development similar to the adjacent community of Los Tules. Open space will be provided onsite to preserve RPO-defined riparian areas. Additional open space will be provided offsite to mitigate for biological impacts. The offsite location will be determined at a future time, and will be located within the region. Appropriate mitigation ratios will be determined through biological analysis.

3. Cultural Preserve

Warner Springs Ranch has historically been an area of significant value to Native Americans. In fact, numerous historic and prehistoric sites have been identified during intensive surveys of the property and focused research. In an effort to preserve the cultural integrity of the area and at the same time incorporate this into the project design, a cultural preserve totaling 240 acres within the Ranch boundaries has been deeded to a non-profit organization which includes representatives of the Pala and Los Coyotes Indian Reservations (trust agreement, appendix D see Appendix H, "Warner Springs Trust Agreement"). This area, which includes the St. Francis Chapel and Native American cemeteries, will remain undisturbed.

4. Future Planning Areas

Several specific areas within the 2,885 acres of the Warner Springs Ranch property but outside of this Specific Plan proposal are proposed to be are designated as future planning areas for future study and development (see Figure 3, "Future Planning Area Diagram," page 19). These areas will include three types of residential development (tennis ranch, golf course community and rural lots); a Family Campground area; and open space. Residential land uses will provide for a total of 685 single family dwelling units on 341 acres. A second Specific Plan detailing plans for these areas will be required prior to any development. The following is a summary of the proposed future development uses:

a. Tennis Ranch

200 residential units with several common courts on 84 acres adjacent to Highway 79. This community is designed for the tennis enthusiast and units will be clustered around a tennis clubhouse facility.

b. Golf Course Community

Clustered on approximately 78 acres surrounding the existing golf course will be 310 patio homes; a density of four units per acre. Residents of this community are anticipated to be golf enthusiasts. All units will be single story casitas oriented toward the 144 acres of golf course. The existing golf course was developed prior to County regulations requiring Major Use Permits for such facilities. The golf course, which has recently been upgraded, will continue to operate. At such time that further development is proposed for this area, a Major Use Permit will be required for the golf course.

c. Estate Lots

Lots averaging one acre in size are proposed in two areas totaling 186 acres and contributing 175 residential units. This acreage is located around and adjacent to dedicated natural and cultural open space areas generally west and north of the golf course community.

d. Family Nature Camp

The Family Nature Camp area of 40 acres will allow for planning of a campground which will include no more than 100 tent sites, clustered around centralized bath and barbeque facilities. An administrative and recreation center, to include a nature museum would also be allowed.

e. Open Space

Over sixty percent (1,842 acres) of the Ranch property is proposed to remain as natural open space. These areas have been designed specifically to protect and conserve significant natural resources found to exist here. Resources include sensitive plants and wildlife habitat, steep slopes and archeological sites. Emphasis has been directed toward committing large blocks of land in order to maintain a continuous native habitat for migrating animals, as well as for aesthetic purposes. Existing grazing areas are included in this category and these already disturbed open space areas may be used for agricultural purposes.

The proposed development of the rural lots located in the southeast portion of the Warner Springs SPA is anticipated to require mitigation in the form of onsite mitigation as well as the purchase off-site mitigation for impacts to biological resources. The offsite location will be determined at a future time, and will be located within the region. Appropriate mitigation ratios will be determined through biological analysis.

f. Airstrip

An existing private landing strip occupies approximately 35 acres of the northwestern corner of the property. This airstrip which began operation prior to the 1930s, will be maintained at its current level and continue to be used for private aircraft.

B. MARKETING

The Warner Springs Ranch Resort is marketed as a private resort. Undivided proprietary interests can be sold, with each buyer receiving a deed and title insurance to a pro-rata (undivided) interest in the Ranch and all amenities, free and clear. There is no individual ownership of any specific parcel, rather owners share, as tenants in common, use of the resort facilities and each owner holds an equity interest in the entire property. The 3528 rural lots are withheld from the proprietary interest sale and marketed separately. (The 240 acre Cultural Preserve will also be excluded from the undivided interest sale).

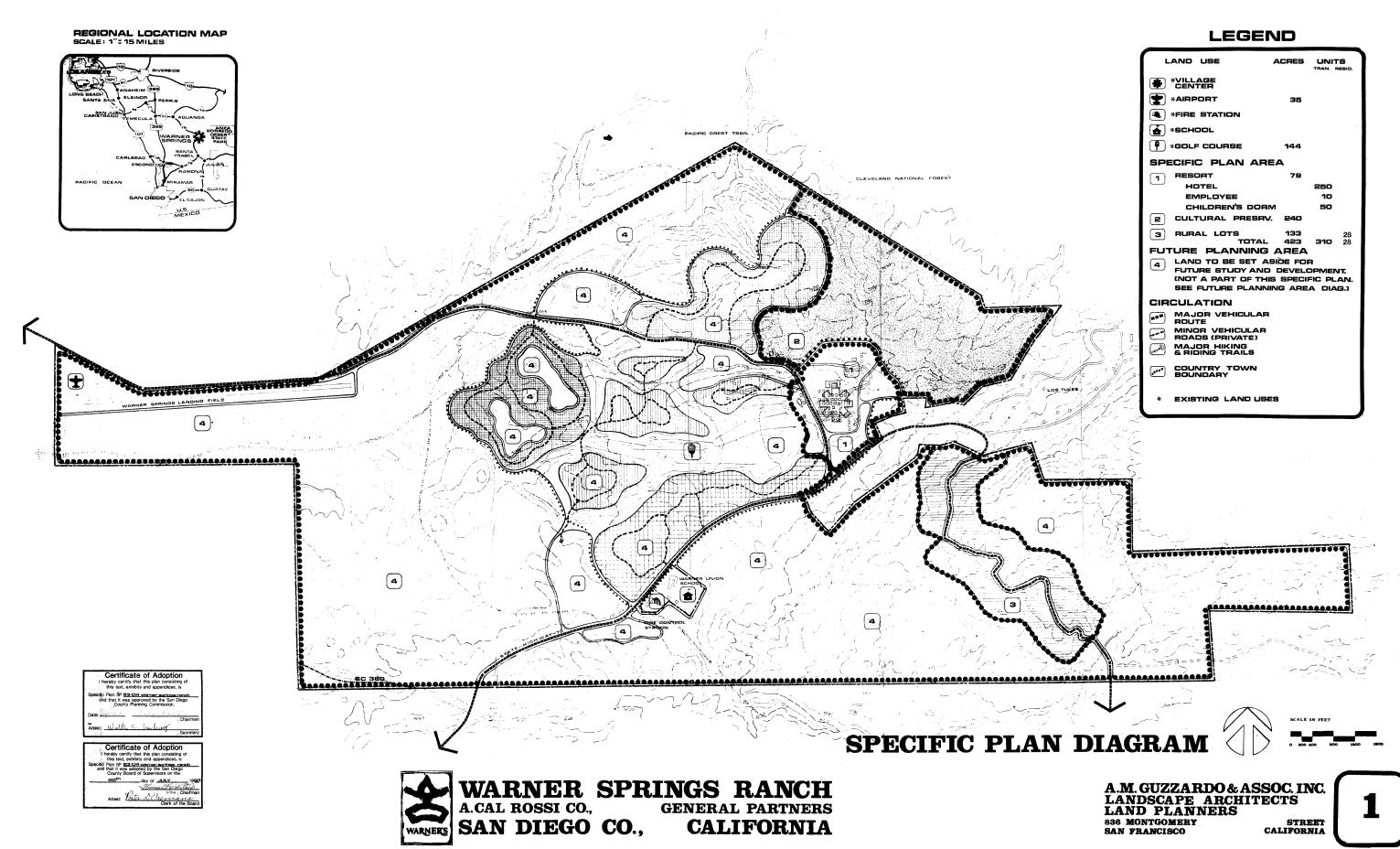
The sale of undivided interest is regulated by the California Department of Real Estate. Pursuant to the Subdivided Lands Act and Sections 11000 et. seq. of the Business and Professions Code, the Department of Real Estate (DRE) regulates the sale of property in California. (The DRE does not become involved, as do local government agencies, in division of property). Each project which is filed for approval with the DRE must meet the "affirmative standards test" established by the Department. Prior to issuing a public report, the Department of Real Estate will determine that a general offering comply with the rules and regulations of the Real Estate Commissioner, pursuant to Chapter 6, Article 12 of the California Administrative Code. The DRE will also ascertain that the project is either complete or that completion is financially assured (Business and Professions Code, Section 118.5) in order to ensure buyers of the value of their purchase. A primary purpose for regulation by the DRE of undivided interest sales is to assure buyers that the project as proposed will be fulfilled by the developer. Thus, filing with the DRE also provides assurances to the County of San Diego that the project will move ahead as planned and conditions and regulations placed by the County will be met.

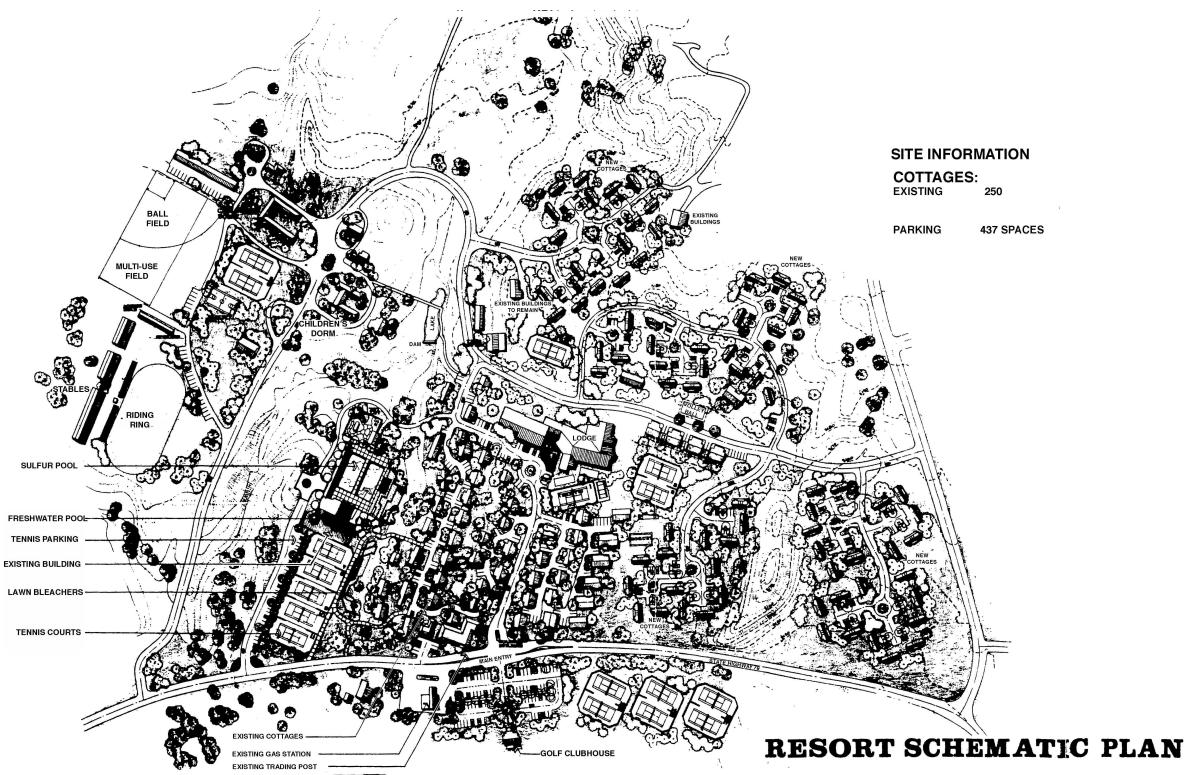
Two specific code sections of the California Administrative Code, outlining the regulations of the Real Estate Commissioner, apply particularly to undivided interest sales. Section 2792.13 requires that escrow monies are impounded until a prescribed presale percentage, which is dictated by the Department of Real Estate, has been met. In the case of Warner Springs, it is anticipated that after approximately 55 percent of the total undivided interests offered have been sold, this impound will be released, allowing for the close of escrow. This provision of the Administrative Code has been established to ensure that there will be a viable operation of the project before a full cash commitment by any buyer is completed.

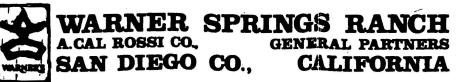
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Section 2792.14 also applies particularly to undivided interest sales. This provision precludes the property from carrying encumbrances. Interests which are sold must be free and clear. Once again this provides a protection to the buyer of his interests in the property and the project.

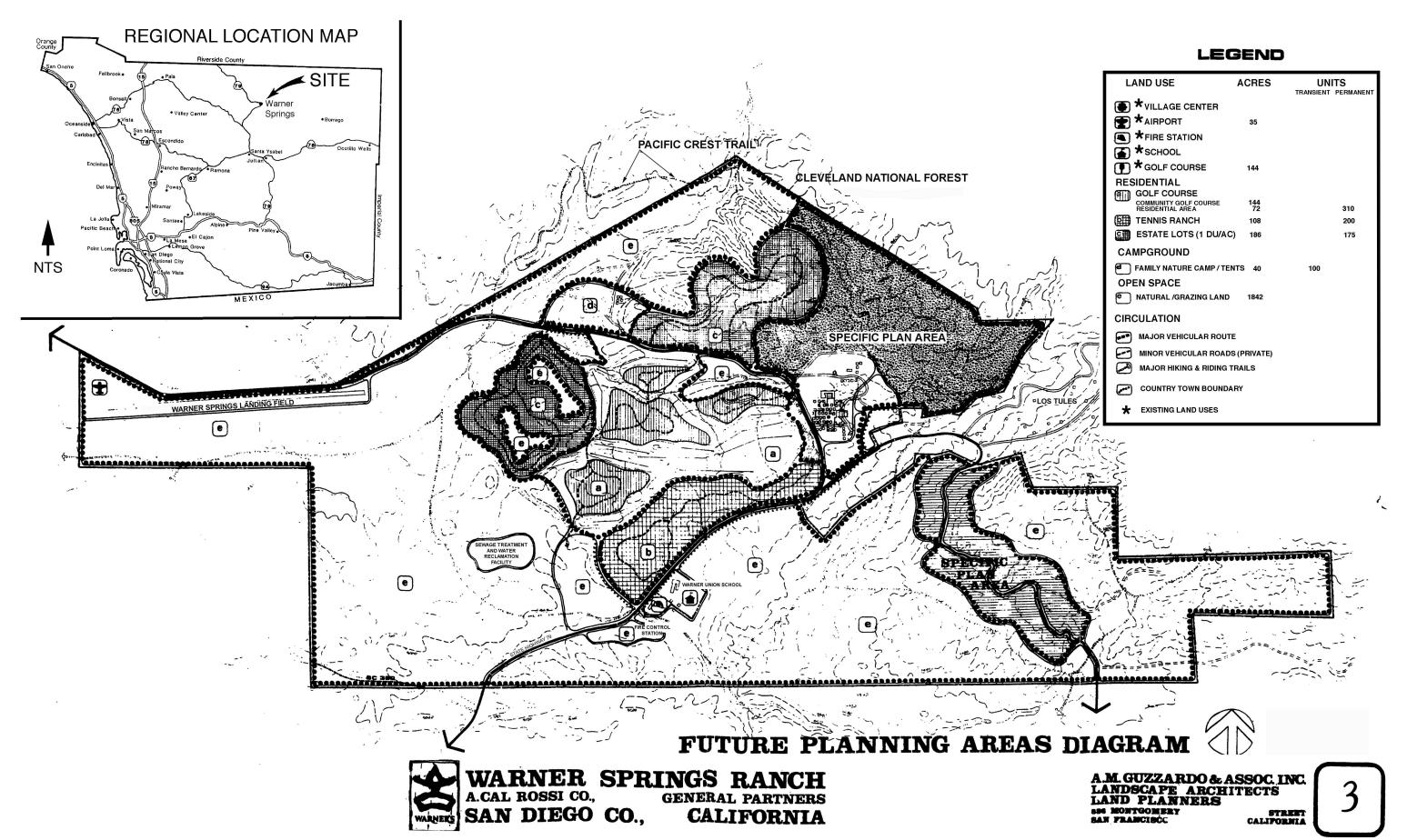
Although this proprietary interest resort project is unique to San Diego County, the concept is not entirely new, as evidenced by existing regulation. Other examples of proprietary interest owned resort properties include Hidden Paradise Ranch, located at the base of the Soldier Mountains in Idaho and R-Ranch By The Lake in Napa, California.







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IV

PUBLIC FACILITIES AND SERVICES

IV. PUBLIC FACILITIES AND SERVICES

Because the development at Warner Springs Ranch has involved only limited expansion of existing resort facilities, public facilities and services have not been greatly affected. This section of the Specific Plan text addresses the services of water supply and distribution, sewage treatment, fire protection, solid waste disposal, transportation, schools, parks and recreation and emergency services.

A. WATER DISTRIBUTION SYSTEM

The public water system at Warner Springs Ranch will be is regulated by the State of California Department of Health Services. Regulations and requirements related to the design, construction and operation of public water supply systems are contained in the California Health and Safety Code and the California Administrative Code Title 22. The State Department reviews and approves new system designs, inspects water systems, and requires and reviews water quality monitoring of all water supplies.

Under both State and Federal law, water supplied to public water systems must meet primary and secondary drinking water standards. The Warner Springs Ranch site overlies a portion of a very extensive groundwater basin. The quality of the groundwater underlying the Ranch is excellent. The following table depicts the result of a chemical analysis of this groundwater:

Constituent	Units	Concentration
Total Dissolved Solids	mg/1	328
Conductivity	mmhos/cm	470
Chloride	mg/1	29
Sulfate	mg/1	31
Sodium	mg/1	40
Calcium	mg/1	48
Magnesium	mg/1	8.5
Potassium	mg/1	3.2
Boron	mg/1	0.08
Foaming Agents (MBAS)	mg/1	0.01
Phosphate	mg/1	0
Nitrate (as N)	mg/1	0.33
Nitrate (as NO ₃)	mg/1	1.5
Turbidity (units)	NTU	4.5
pH	pH Units	7.33
Copper	mg/1	0.01
Iron	mg/1	0.03

Constituent	Units	Concentration
Manganese	mg/1	0.01
Hardness	mg/1	155
Alkalinity	mg/1	180

Projected peak water demands for the Specific Plan development are presented in the table below. An average water demand of approximately 321,750 gallons per day (gpd) is estimated; 241,000 gpd of this demand is for the irrigation of the golf course.

Land Use	Units	Persons	Unit Flow (gpd/cap)	Total Flow (gpd)
Existing Cottages	96	192	150^{1}	28800
New Cottages	154	308	150	46200
Post Office	1	2	50	100
Trading Post	1	2	50	100
Club House	1	3	50	150
Lodge/Restaurant	1	200	20	4000
Deli	1	2	50	100
Service Station	1	10	10	100
		Subtotal	Domestic Demand:	79550
				(55 gpm)
Golf Course	160 acres	-	2678 gpd/acre ²	428500
		Total Pota	ble Water Demand:	508,050
				570 AF/Yr ³

¹150 gpd/cap. estimate includes demand for on-site irrigation.

Actual <u>consumptive</u> demand differs from these numbers in that consumptive demand represents water which is actually lost – and not returned to the earth as a groundwater recharge source. The chart on the following page details the estimated consumptive use for the project. A total of 1142 acre feet per year (AF/Yr) of groundwater is available at Warner Springs Ranch from all groundwater recharge sources. Of this an estimated 188 AF/Yr. is lost to normal preatophyte transpiration (plant use). Irrigation evaporation losses from the project will be approximately 50 AF/Yr. from resort irrigation and 360 AF/Yr. as a result of golf course irrigation. Finally, a loss of 3.5 AF/Yr. is expected due to the use of septic systems.

²Based on average annual irrigation water application rate of 3.0 feet.

³Leighton and Associates indicated annual groundwater yield = 775 AF/YR.

The 28-unit residential project would use an additional 14 AF/Yr, based on the consumption rate of one-half AF/Yr per residence, as stated in the San Diego County Groundwater Ordinance Section 67.703.

As part of the General Plan Amendment report, a hydrology and groundwater management plan for the entire 2,885 acre ranch was prepared. As a requirement of the amendment approval by the County of San Diego, that plan is incorporated by reference into this Specific Plan for Warner Springs Ranch.

Research into the legal rights to water in the Warner Ranch groundwater basin indicates that the subject property has a legal right to the reasonable use of groundwater underlying the property, and that such overlying right takes priority over appropriative uses which export water from the basin. Review of relevant deeds, agreements and easements pertinent to Warner Springs Ranch indicate that rights of the present owners to use groundwater for their beneficial purposes have not been altered or limited. The Ranch also has riparian rights to the surface water in creeks crossing the property, and to the flow from hot springs on-site. In short, Warner Springs Ranch has legal right to use all extractable groundwater recharge on-site as calculated through geotechnical investigations.

The water system at Warner Springs Ranch will continue to be privately operated. Additions and improvements to the existing water distribution system at Warner Springs Ranch were made prior to construction of the new cottages pursuant to the requirements of the State Department of Health. A new-system layout has been was developed by Lowry & Associates; it was-evaluated and approved in principle by the State. The system will includes a new well with a source capacity of 350 gpm (the previous well remains as a back-up) and a new reservoir with a storage capacity of 340,000 gallons. This system meets the required fire flow storage of 210,000 gallons and Title 22 requirement for 130,000 gallons of peak storage capacity for domestic water. This system is illustrated in Figures 4 and 5, "Water Flow Diagram" and "Proposed Water Supply System," pages 29 and 31.

B. WASTEWATER TREATMENT

Warner Springs Ranch currently operates a wastewater treatment plant, seasonal storage pond and irrigation system which provides irrigation water for the golf course. This system is privately operated under an existing wastewater discharge permit issued by the Regional Water Quality Control Board, State of California. The permit provides for a maximum discharge of 25,000 gallons per day.

Wastewater flows from the Warner Springs Ranch expanded development are projected to total 34,000 gpd. In order to economically treat and dispose of the wastewater and to meet present discharge requirements of the State Regional Water Quality Control Board, the existing reclamation plant will be utilized up to its currently permitted capacity of 25,000 gpd and all additional flows will be discharged into septic facilities.

It is proposed that wWastewater from 76 of the 154 proposed newall cottages, be treated and disposed using septic tank systems. Wastewater from the remaining 174 cottages, including the lodge, recreational facilities and commercial development, can be economically collected, treated and reused for irrigation purposes. Wastewater flows to the existing treatment plant are projected to be 24,800 gpd.

The 3528 rural homesites will include lots averaging 4 5.3 acres each. Minimum parcel size will be 2 acres according to zoning will remain two acres; however, minimum lot size will be 5 acres in compliance with the San Diego County Groundwater Ordinance. These homesites, located southeast and away from the resort area, will utilize septic systems for wastewater treatment – as do the existing adjacent lots in the Los Tules subdivision.

C. FIRE PROTECTION SERVICES

- The reopening of Warner Springs resort and addition of new resort facilities and rural lots will necessitate year-round fire protection. The Warner Springs area is currently served by the Ranchita volunteer Fire Department and, eight months out of the year, by the California Division of Forestry (CDF) fire station located onsite.
- A private fire company will be formed at Warner's to supplement the CDF station. A two-man engine company will provide service 24 hours a day throughout the year. Pursuant to the County Fire Marshall, Warner Springs will staff a minimum of one fulltime experienced firefighter, trained and capable of forming and supervising the brigade (Fire Requirements, Appendix B).
- In addition to increased protection from the fire brigade, the new water distribution system will include a series of hydrants located as approved by the County Fire Marshall, will meet fire flow standards of 1,000 gallons per minute and will include a fire flow storage capacity of 210,000 gallons.

The California Department of Forestry Warner Springs Station (CDF) serves the site. This station is staffed by a Type 111 engine with three firefighters on a 24 hour per day, seven day a week basis year-round. The CDF provides Emergency Medical Services at the level of

Basic Life Support rather than paramedic (ALS). Paramedic support will be provided by Mercy Ambulance Company at the Santa Isabel Indian reservation.

The current first-due responder to both vegetation fires and structural fires is the CDF, supported by other fire companies and agencies based upon who is dispatched. The entrance of the rural lot development is about 1.5 miles from the CDF fire station, and the estimated driving time to the property at 30 MPH is three minutes. The national standard is to arrive at 90% of all structure fires within four minutes' driving time.

Regulations currently require a fee of 0.34 cents per square foot paid to the County at the time of construction. An additional funding mechanism may be negotiated above and beyond this fee within the rural development to support the CDF station.

A thoroughfare runs through the development, providing two points of fire access required by the San Diego County General Plan's Fire Safety Goal.

A Fire Protection Plan that meets County requirements has been prepared. The plan also complies with all enhanced fire-resistive structural requirements as set forth by the Department of Planning and Land Use. Additionally, all structures will be equipped with internal fire-sprinkler systems. The plan will be reviewed by the County of San Diego fire authorities.

The Highlands at Warner Springs' water system will be provided by private tanks located, designed, and sized to meet the requirements as set forth by the County Fire Code for this development.

D. SOLID WASTE DISPOSAL

Two private refuse disposal companies presently have permits to serve as collectors for the Warner Springs area; DLD, Inc. and Inland Disposal. Ramona Disposal and its sister company, Julian Disposal, provide regular service to Warner Springs. Refuse is will continue to be transported to the County disposal site in Ramona. It is anticipated that the developer will continue to contract with one of these two companies for solid waste disposal.

E. TRANSPORTATION: REGIONAL ROADS

State Highway 79, which bisects Warner Springsthe proposed project, is designated as a major road on the County Circulation Element. Realignment of this road will be included in the plans for future development of Warner Springs Ranch. This Specific Plan development proposal will provide for realignment, to be conditioned prior to permits for development of any future planning area designated in this report.

F. TRANSPORTATION: LOCAL ROADS

The construction of the internal roads at Warner Springs Ranch will be was financed by the developer. All roads within the resort area are maintained as private roads. The design and construction of these roads is in accordance with the County standards for private roads.

Camino San Ignacio, which provides access to the rural lots, is a County maintained road. Conditions for improvement of this road will be placed on the subdivision map which will be required in order to create 35 individual homesites. Los Coyotes Road will serve the rural lots onsite, and will be maintained through agreement between the land owner and the Bureau of Indian Affairs (BIA).

G. SCHOOLS

Warner Springs Ranch is located within the Warner Union School District (K-12) (K-8) and Julian High School District (9-12). Warner Union Elementary, Middle, and High Schools is are located on property surrounded by the project site within the Specific Plan Area. Their address is P.O. Box 8, 30951 Highway 79. The schools has have a capacity of 150-350 students and a current enrollment of 131-290 with a staff of 55. Julian High School is located approximately 22 miles southeast of Warner Springs Ranch in the community of Julian. School buses currently transport students from the Warner Springs area to the high school in Julian-service the Warner Springs area. Also located in Warner Springs adjacent to the Warner Elementary, Middle, and High Schools are a Pre-Elementary School as well as a continuing adult education center called the San Jose Valley Continuation School.

The renovation and development of the resort area has not generated any school-age children because all uses are transient. However, because the rural lots may be purchased by families with children, these homesites will be subject to both the Warner Union and Julian High School District fees. Fees will be assessed when construction permits are pulled for the single-family residences. Letters from both school districts are included with this Plan as Appendix C. Please see Appendix D, "School Service Letter."

H. PARKS AND RECREATION FACILITIES

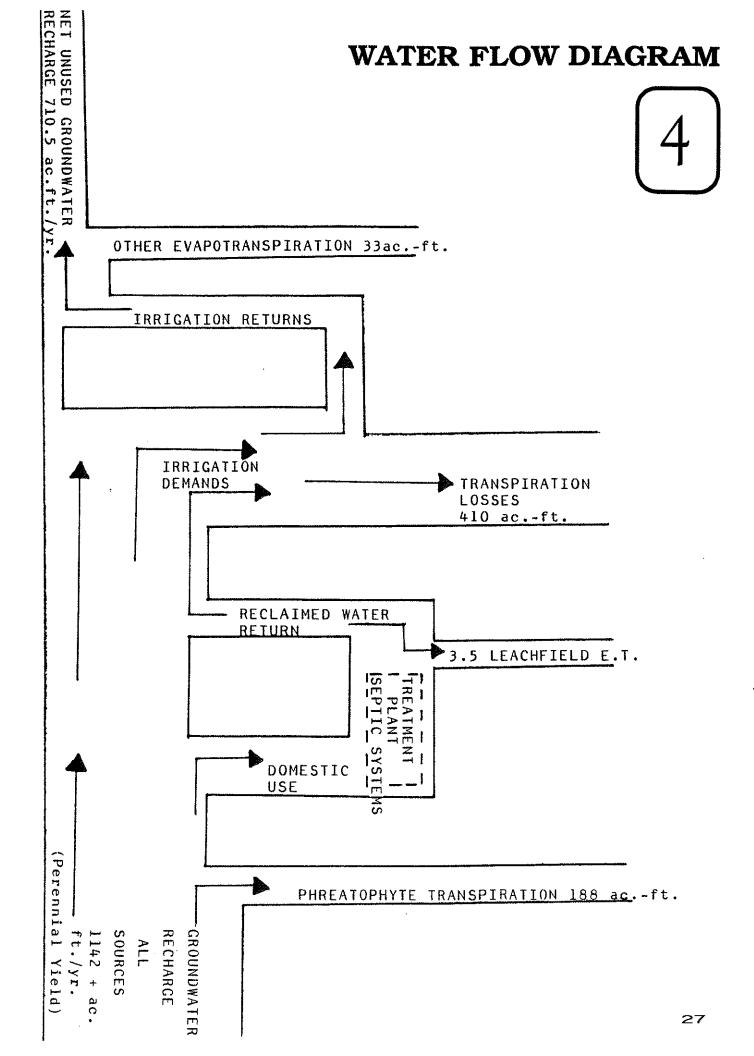
Under the County's Park-Land Dedication Ordinance, Warner Springs will ultimately be required to dedicate land for public park purposes or to pay fees in lieu of dedication of land. This requirement will precede approval of permits for residential development, thus will become a condition of the rural lot subdivision or of any permits prior to development of any future planning area at Warner Springs Ranch.

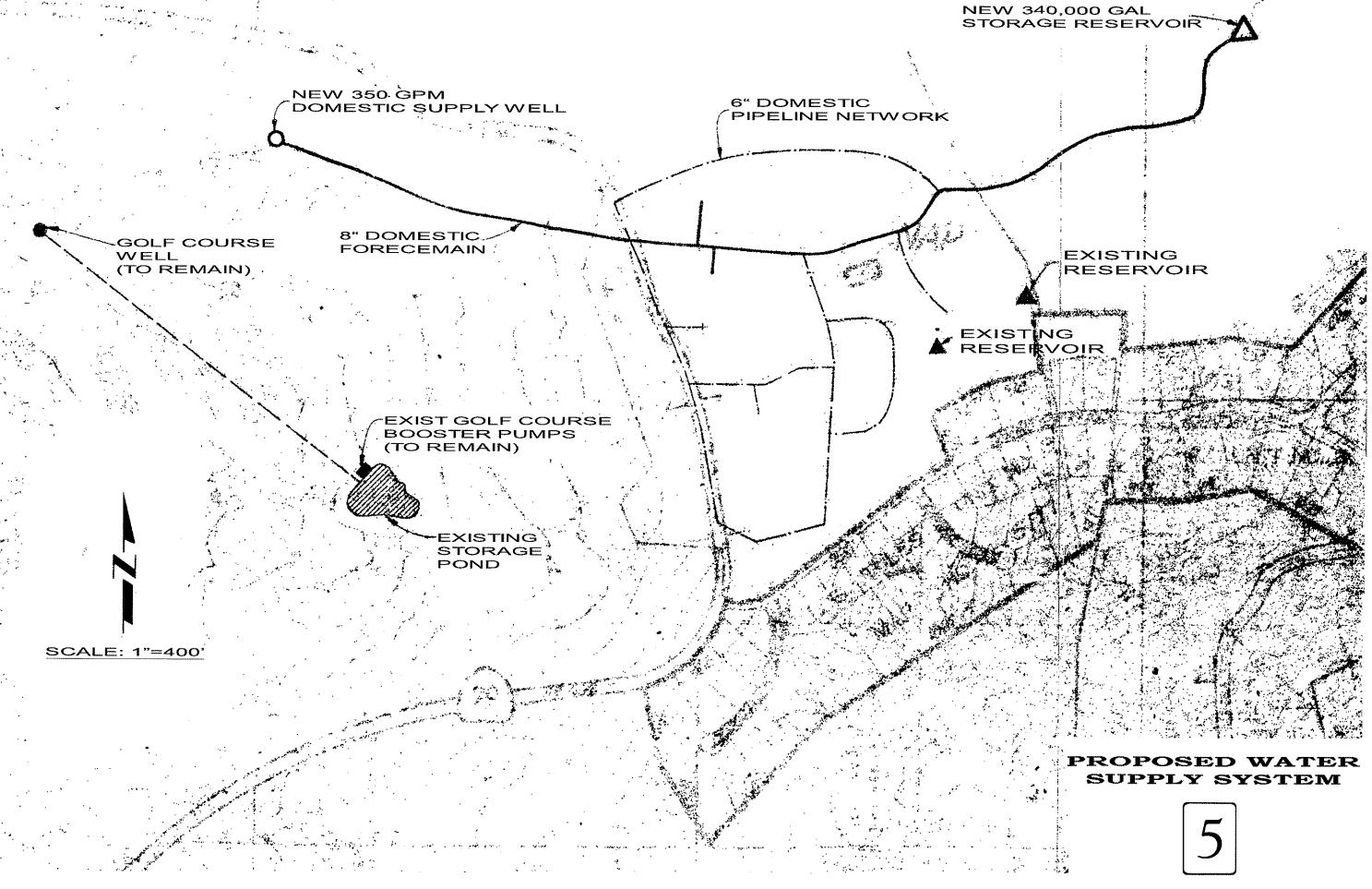
I. EMERGENCY SERVICES

Emergency ambulance service in this rural area is provided through dual purpose County Sheriff's ambulances. Warner Springs Ranch lies within Sheriff's master beat 70, assigned to the Julian station. Average response time is 30 minutes by Mercy Ambulance and Mercy Air "Life Flight". A California Division of Forestry (CDF) Station is located on property surrounded by Warner Springs Ranch. Although CDF is not legally required to respond to non-wildland emergency calls, emergency first aid is available from trained CDF firefighters on-site eight months out of the year.

The acute care facility nearest to Warner Springs is Palomar Hospital located in Escondido. Palomar is a part of the North County District Hospital Region. The hospital has emergency rooms and facilities and a physician on duty 24 hours a day. The Escondido fire department station has recently been approved as a helicopter landing site, allowing for helicopter transport to Palomar Hospital, which is a short ambulance drive away. This enables emergency transport using San Diego's University Hospital Helicopter. The helicopter is staffed by an emergency physician and flight nurse, is equipped for emergency care, and is able to communicate by radio with law enforcement personnel.

Law enforcement to Warner Springs is presently provided by resident Deputy Sheriffs assigned to the Julian Station located at Hollow Glen Drive in Julian. The impact of new development on police protection services in this area is expected to be minimal. The County's base level of law enforcement service calls for one 24-hour patrol unit for every 13,275 residents. The additional population anticipated to be generated by previous and new development at Warner Springs is approximately 396378 people at peak resort periods (154 new cottage units x 2 persons per unit/3528 rural home sites x 2.5 persons per home); the total peak resort population, including all new development and visitors generated by existing facilities, is estimated at 668 persons. County revenues received from the project through sales taxes, and State-shared revenue such as cigarette taxes and liquor license fees, will provide new revenues to offset any additional police service that may be required as a result of the project. A copy of the response from the County Sheriff's Department to the proposed project is attached as Appendix E.





V

CONFORMANCE

V. CONFORMANCE

The County of San Diego requires that a Specific Plan address a project's conformance with the San Diego County General Plan and any applicable community plan. Because there is no adopted community plan for Warner Springs, this section of the Warner Springs Ranch Specific Plan responds to those elements, goals and objectives of the San Diego General Plan which may apply to the proposed project. An analysis of the original project's conformance with the San Diego County General Plan was conducted for SP 83-04. The original findings that resulted from this analysis are included as Appendix A of the current SPA, "General Plan Conformance, SP 83-04."

Warner Springs Ranch falls under the authority of the North Mountain Subregional Plan. This plan was examined for any possible conflicts with the current SPA proposal. Specific issues that may cause concern are addressed in this section.

A. WATER GOAL

ENSURE THAT ADEQUATE WATER SUPPLIES WILL BE AVAILABLE FOR THE LAND USES ESTABLISHED BY THIS COMMUNITY PLAN.

POLICIES AND RECOMMENDATIONS

1. Groundwater levels should be monitored in the Planning Area.

Project Conformance

Groundwater levels are being monitored in this region of the County by the County of San Diego. An established groundwater monitoring network using wells located in Ranchita, Oak Grove, and Sunshine Summit is maintained by the Department of Planning and Land Use. These wells are monitored on a quarterly basis by County Staff. A separate monitoring program is maintained by Water Quality Specialists under contract with Warner Springs Ranch to conduct monthly monitoring on water wells on the Ranch. Data reports from these investigations are filed semiannually with the County Groundwater Geologist from the Department of Planning and Land Use. In addition to these programs, the Vista Irrigation District monitors many wells in the Henshaw Basin. These wells are monitored weekly and all data is on file at the District.

2. Cumulative effects of new development should be carefully regulated and the quality of groundwater constantly monitored.

Project Conformance

Groundwater is monitored on a regular basis by Tod Fromlath of Water Quality Consultants under contract with Warner Springs Ranch. This established monitoring program files semiannual reports with the County of San Diego. The data includes all production wells for the Ranch. Additionally, groundwater quality is regularly monitored througout the basin by the Vista Irrigation District. These two sources provide extensive data on groundwater quality.

4. Cumulative effects of numerous septic tanks on water quality should be monitored.

Project Conformance

As stated above, groundwater quality is being monitored throughout the basin via monitoring plans established by the Vista Irrigation District and the Warner Springs Ranch. These programs detect the presence of any groundwater quality impacts from septic tanks. Also, according to State and County regulations, all new septic tank systems are checked, monitored, and approved by the Department of Environmental Health (DEH). DEH has the responsibility to approve all new systems and to ensure that such systems will not have any advers impacts on water quality. All new systems undergo review according to State and County regulations.

B. FIRE SAFETY GOAL

PROVIDE THE FACILITIES AND LEVEL OF SERVICE NECESSARY TO PROTECT THE RESIDENTS OF THE PLAN AREA

POLICIES AND RECOMMENDATIONS

10. At least two access routes should be provided to new subdivisions; one of which may be for emergency use only.

Project Conformance

The project has been analyzed for fire safety issues by a qualified consultant, and a fire safety plan has been provided. The required two points of emergency access are provided in the single thoroughfare that transects the development area from north to south.

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CONFORMANCE

VI. IMPLEMENTATION

A. PHASING

Historically, development at Warner Springs Ranch will has concentrated on the resort and, secondarily, will move to creation of rural homesites. The focus of the current SPA is now on the creation of rural homesites.

1. Phase I

Renovation of existing resort facilities—is already underway has already taken place at Warner Springs Ranch. This work will continue throughout 1983. After completion of appropriate approvals and permits, construction of new cottages will begin. New construction will also include the golf clubhouse and equestrian center was completed in 1984.

2. Phase II

The subject of this Specific Plan Amendment, Phase II, involves subdivision and extension of services to 3528 rural homesites southwest southeast of the resort. This phase may begin during or after new construction at the resort site.

B. PERMITS

The following is a brief description of discretionary and ministerial permits that may be were required to implement the Warner Springs Ranch Specific Plan.

1. Large Scale Project/Specific Plan

Pursuant to Board of Supervisor Policy I-59, this proposal is the original Specific Plan (LSP 83-01) was defined as a large scale project because the property exceeds 100 acres in size; and a rezone, tentative parcel map, and major use permit are were necessary for its implementation. Policy I-59 requiresd the preparation and approval of a Specific Plan showing the precise means of implementation of that portion of a large scale project which will to be developed in a five year period. This document, therefore, is a Specific Plan Map and Text for 452 acres, a portion of the entire 2,885 acre Warner Springs Ranch property.

2. Parcel and Subdivision Maps

The filing and approval of a tentative parcel map and the recording of a Certificate of Compliance are were necessary to create separate parcels for the resort, rural lots and

cultural preserve uses pursuant to the requirements of the State's Subdivision Map Act. The resort and cultural preserve parcels will not need further subdivision. Creation of the The current proposal of 2735 rural lots is accompanied by the filing and processing of a Tentative Map, TM 5450.will ultimately require subsequent filing and processing of a Subdivision Map with the County of San Diego.

3. Ministerial Permits

Grading and building permits will be necessary for project completion and will be covered in the overall review of the project.

4. State and Regional Agency Discretionary Actions

Approval of the Specific Plan and Tentative Maps may require actions through two State agencies: Regional Water Quality Control Board (RWQCB) and California Department of Transportation (CalTrans). The project's sewer treatment plant will be was recertified by the RWQCB, and CalTrans will be was involved in any permit conditions involving the Highway 79 right-of-way which passes through Warner Springs.

The new rural development will not connect to the sewer system in place at Warner Springs; instead, individual septic tanks will be installed for each lot. CalTrans will be consulted about any impacts to SR-79 that may occur.

C. ENVIRONMENTAL IMPACT REPORT FOR SP 83-04

Pursuant to the California Environmental Quality Act of 1970, as amended, a Master Environmental Impact Report was prepared and approved in November, 1981, with the General Plan Amendment for Warner Springs Ranch (GPA 81-02). This Master EIR fully addressed the total environmental impact which may have resulted from implementation of Specific Plan SP 83-04.

On April 21, 1983, the County's Planning and Environmental Review Board recommended a Mitigated Negative Declaration for Specific Plan SP 83-04. The following are the mitigating measures outlined in the Negative Declaration and a brief discussion of each issue.

1. "Provide evidence satisfactory to the Department of Public Health that the proposed septic system for 34 cottage units will not adversely effect the level or water quality of the ground water."

A new-septic system for the cottage units has been approved and installed. designed by Leighton & Associates and is currently being reviewed by both County Health Department and Regional Water Quality Control Board staff.

"Provide a copy of an agreement with Warner Union School District for provision of water in the event that pumping on Warner Springs Ranch adversely effects the schools' water supply."

The A. Cal Rossi Company has met with representatives of the School District and a draft agreement is being prepared. A signed agreement is included as Appendix G, "Water Use Agreement."

 "Provide designs satisfactory to the Department of Public Works for road improvements, such as turn lanes on Highway 79 which will be adequate to serve the increased traffic."

Detailed conditions for road improvements were implemented as a result of SPA 84-03. to be imposed upon the development will be recommended by the County's Department of Public Works. Once conditions have been defined and imposed, designs for such improvements will be provided by the developer

4. "Provide a copy of an agreement with the Indian bands covering administration and terms of the Cultural Preserve. Such an agreement must contain terms which insure that the majority of the property remains in open space."

A copy of the trust agreement into which the Cultural Preserve is included in this report as Appendix HD. The trust is established for conservation purposes, specifically: "1) preserving the Real Property as open space for the scenic enjoyment of the general public, or pursuant to any clearly delineated federal, state or local governmental conservation policy, 2) preserving the historically important Indian burial grounds and religious and cultural structures located on the Real Property, 3) fostering archaeological and other scientific studies of the Real Property, 4) furthering the study of the customs, traditions, language and history of the Indians who have

frequented the Real Property, 5) preserving the Real Property for the education of the general public with regard to such customs, traditions, language and history, and 6) allowing the continued use of religious facilities on the Real Property for religious purposes."

The trust will take took effect after final recording of the Parcel Map, which will allow for a legal transfer of the property. The trust has been structured so that it can operate with a single trustee, A. Cal Rossi, Jr., if the Pala and Los Coyotes Indian Bands chose not to participate. If one or both of the Native American Bands wishes to sign the agreement, each is included as a trustee of the property. This arrangement insures the preservation of the acreage and provides for the automatic involvement of the Pala and Los Coyotes Tribes in the property's care if they desire.

5. "Provide dark sky lighting design criteria to the satisfaction of California Institute of Technology or their engineering representative."

The California Institute of Technology, which operates the Palomar Observatory, has expressed their desire for lighting which would either be covered, to direct light downward, or, preferably, which makes use of low pressure sodium light. More definitive criteria are currently being prepared. The project has been reviewed and must comply with the Light Pollution Code, Division 9, Sections 59.101 - 59.115.

6. "Provide a map showing the alignment of the Pacific Crest Trail and any part of the internal trails system affected by this Specific Plan."

The A. Cal Rossi Company and the Cleveland National Forest have agreed to an alignment for the Pacific Crest Trail where it crosses the Warner Springs Ranch property. The trail is shown on the Specific Plan Map included in this report.

- 7. "Provide mitigation for impacts to archaeological resources as follows:SPA 84-03 revised the requirements for archaeological impact mitigation (Requirement K) to read:
 - a. Dig a backhoe trench, cross the middle of each of three groups of new cottages and new barn site. Dig an archaeological sample trench over those areas of new construction that would impact those significant sites identified in the EIR.

- b. Provide a log of each trench by a qualified archaeologist. All work shall be performed by a qualified archaeologist.
- c. If the archaeologist deems further work is warranted, design appropriate mitigating measures such as salvage excavation, redesign of project, or covering sites.

These conditions will be met are required to be met prior to issuance of construction permits for the new cottages.

8. Individual wells may not be drilled for the 3528 rural homesites. In an effort to protect the Los Tules Water Company's existing system, wells for Warner Springs Ranch should be drilled at 3,200 feet or lower."

The rural lots will be served by a single system, drawing from a well at or below 3,200 feet and pumped to the homesites. This condition will be modified as a result of this Specific Plan Amendment to include wells on individual lots. A groundwater study has been conducted in compliance with the County Groundwater Ordinance. That study has shown that adequate groundwater is present and that the proposed project will not adversely impact the existing Los Tules Community water supply system.

D. ENVIRONMENTAL DOCUMENTATION FOR PROPOSED AMENDMENT

Appropriate environmental documentation will accompany this Specific Plan Amendment for the proposal development of 28 rural residential lots.

E. ZONE RECLASSIFICATIONS

Warner Springs Ranch is presently zoned S-88 or Specific Planning Area zoning under the County zZoning oOrdinance. To implement the proposed plan, resort, residential and open space zones will bewere applied to the resort, rural lots and cultural preserve parcels, respectively. The new zoning on these parcels will be is as follows:

1. Resort Parcel: S-88 (Resort)/79 Acres

Use Regulations	S-88
Neighborhood Regs	M/R
Density	-
Lot Size	-
Building Type	L
Max Floor Area	-
Floor Area Ratio	-
Height	Н
Coverage	-
Setback	S
Open Space	A
Special Area Regs.	-

An S-88 (resort) zone applies to this 79-acre parcel. This zone allows for specific resort and recreational uses by right and for equestrian uses with a major use permit. The uses allowed under this zone include specifically:

- a. Uses Permitted by Right
- 250 transient habitation cottages (includes new and existing units)
- Lodge and Administrative Services
- Community Recreation Spa and swimming pools
- Golf Clubhouse

- Entry Guardhouse
- Teen Center
- Eating and Drinking Establishments restaurant and separate bar within Lodge; deli at spa; bar at clubhouse
- Twenty tennis courts
- Trading Post
- Gas Station
- Two children's bunkhouses, located in children's camp and outdoor participant sports associated with camp including, but not limited to volleyball courts, basketball courts, playing fields, etc.
- Children's petting farm
- Nature studies and arts and crafts cottages
- Administrative offices
- Babysitting and playground facilities
- Outdoor participant sports and recreation uses including, but not limited to: shuffle-board, driving range, pitch and put, etc.
- 25,000 gpd capacity sewage treatment plant

All buildings on the resort parcel must be are generally located as shown on the Specific Plan Resort Schematic Map, Figure 2 of this report.

- b. Uses Permitted by Major Use Permit
- Equestrian Center, located on the resort parcel, northeast of the resort residential area and "Equestrian Center Road," including: Three barns or lean-to stalls for 60 horses, corral, tac house, hay storage structure, riding ring with bleachers and reviewing stands, and a dressage ring.

2. <u>Rural Lots Parcel: R-R.5/133 149.73-Acres</u>

Use Regulations	R-R.5
Neighborhood Regs	A/R
Density	.5
Lot Size	2 AC
Building Type	С
Max Floor Area	-
Floor Area Ratio	-
Height	G
Coverage	-
Setback	G
Open Space	-
Special Area Regs.	-

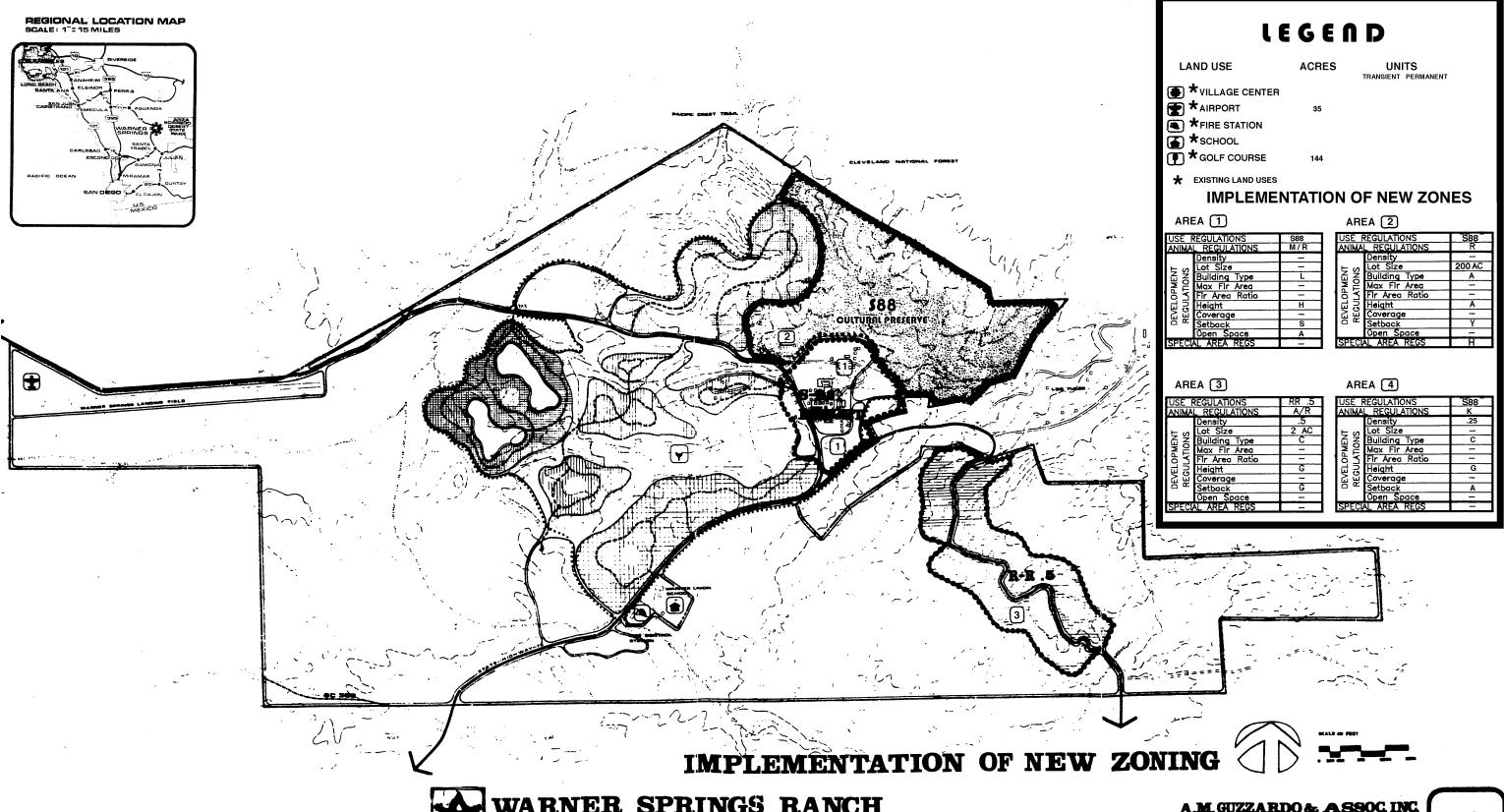
- a. Uses Permitted by Right
- Single family residential; 2 acre minimum lot size

3. <u>Cultural Preserve Parcel - S-88 (Cultural Preserve)/ Historic Preservation Area/240</u> Acres

Use Regulations	S-88
Neighborhood Regs	- /R
Density	-
Lot Size	200 AC
Building Type	A
Max Floor Area	-
Floor Area Ratio	-
Height	A
Coverage	-
Setback	V
Open Space	-
Special Area Regs.	Н

The Cultural Preserve will continue to be retained as open space in order to preserve significant archeological resources onsite. The S-88 (Cultural Preserve) zone is overlayed as an Historic District Preservation Area in order to provide specific preservation regulations to the area. The purpose of these provisions is to preserve the historic, cultural and architectural resource values of this 240 acres and, specifically, the existing church, burial grounds and archeological resources onsite. The historic district designator is applied in accordance with the stated purpose of the Historic District Preservation Area Regulations at Section 5700 of the County of San Diego Zoning Ordinance. As such, this parcel is subject to the regulations of Section 5700 through 5749, inclusive.

- a. Uses Permitted by Right
- Religious Assembly limited to the existing Church and graveyard
- Construction of an historical/archeology museum to be operated by a charitable trust for purposes of preserving the historical and significant archeological resources onsite.
- Archeological investigation and scientific/educational research as sponsored by the charitable trust controlling said property.



WARNER SPRINGS RANCH
A.CAL ROSSI CO., GENERAL PARTNERS
SAN DIEGO CO., CALIFORNIA

A.M. GUZZARDO & ASSOC. INC. LANDSCAPE ARCHITECTS LAND PLAHNERS SOM MONTGOMERY STREET RAN FRANCISCO CALIFORNIA